

**INTER-OFFICE COMMUNICATION
PALM BEACH COUNTY
DEPARTMENT OF PLANNING, ZONING AND BUILDING**

TO: Interested Parties
FROM: Alan Seaman, Senior Site Planner
DATE: Thursday, March 21, 2002
RE: Board of Adjustment Result List 03/21/2002

Please find attached the result of the Board of Adjustment hearing held on **March 21, 2002**
If you have any questions, please contact me at (561) 233-5231 of the Board of Adjustment
Secretary, Juanita James at (561) 233-5088.

LPM/jj
Attachment

Result List
Board of Adjustment
03/21/2002

BA 2002-003

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-003	6.6.A.9.b(1) Property Development Regulations: Setbacks for swimming pools and spas	10.5 feet	-1.5 feet	12.0 feet

7720 Ardwick Dr,
Lake Worth

Withdrawn by Applicant

Result List
Board of Adjustment
03/21/2002

BA 2002-012

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-012	6.5.A Property Development Regulations: Front setback in AGR Zoning Distrcit	100 feet	26.1 feet	73.9 feet
	8346 Stage Coach Lane, Boca Raton, Fl			

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on March 21, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition** No comment (ENG)
- Condition** By June 21, 2002, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result letter, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)
- Condition** By September 21, 2002, the applicant shall obtain a building permit for the proposed addition to the existing single family dwelling in order to vest the approved variance. (DATE: MONITORING-BLDG PERMIT)
- Condition** All improvements to the existing dwelling shall be consistent with the setbacks shown on Exhibit 9, in the Board of Adjustment File (BA2002-0012). (BLDG PERMIT)

Result List
Board of Adjustment
03/21/2002

BAAA 2002-007

Agenda Item	Code Section	Required	Proposed	Variance
BAAA2002-007	1.5.B.4 Subsequent development orders & modifications to previously approved development orders and permits			
	10018 Spanish Isles Blvd			

Withdrawn by Applicant

Result List
Board of Adjustment
03/21/2002

BATE 2002-010

Agenda Item	Code Section	Required	Proposed	Variance
BATE 2002-010		March 20, 2002	September 20, 2002	6 Months
	To allow a 6 month time extension to BA-2001-017, Condition #3 to expire on March 20, 2002.			
		March 15, 2002	September 15, 2002	6 months
	To allow a 6 month time extension to the Development Order for BA-2001-017, to expire on March 15, 2002			
	12600 W. Indiantown Rd., Jupiter, FI			

Approved with Conditions

Condition The Development Order shall expire on September 15, 2002. The applicant shall have obtained the building permit for the church expansion in order to vest the three variances approved pursuant to BA2001-017 (DATE: MONITORING-ZONING-BA)

Condition No Comment (ENG)

Condition The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan, Exhibit 9, presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG) COMPLETED ON February 4, 2002

Condition Prior to DRC certification the applicant shall ensure the BA2001-017 conditions are attached to the Site Plan. (DRC). COMPLETED 2001

Condition Prior to March 20, 2002, the applicant shall obtain a building permit for the expansion to the church to vest the front, rear setback variances and the lot coverage variance approved pursuant to BA2001-017. (DATE: MONITORING-BLDG ERMIT)
Is hereby amended to read:
Prior to September 20, 2002, the applicant shall obtain a building permit for the expansion to the church to vest the front, rear setback variances and the lot coverage variance approved pursuant to BA2001-004. (DATE: MONITORING:BLDG PERMIT) See PR02-004166 for church expansion.

Condition Prior to DRC certification the applicant shall provide additional landscaping around the foundation of the future expansion at both the rear and front to mitigate the setback variances. The use of native plant material is encouraged to maintain the natural character created by the existing vegetation. (DRC) COMPLETE April 11, 2001

Result List
Board of Adjustment
03/21/2002

BA 2002-014

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-014	6.5A Property Development Regulations: Rear setback in RS Zoning District 1955 Tudor Road, Juno Isles, FI 33408	15 feet	10 feet	5 feet

Withdrawn by Applicant

Condition The development order for this particular variance shall lapse on March 21, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning

Condition No Comments.

Condition By June 21, 2002, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan (Exhibit 9) presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT: BLDG)

Condition By September 23, 2002, the applicant shall obtain a building permit for the proposed garage renovation and guest cottage in order to vest the rear setback variance approved pursuant to BA 2002-014. (DATE: MONITORING-ZONING-BA)

Result List
Board of Adjustment
03/21/2002

BA 2002-015

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-015	6.6.A.2.f Supplementary Regulations: Accessory uses fences. 11000 W. Yamato Rd., Boca Raton, FI	No Barbed wired	Barbed wired	Barbed wire

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on March 21, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition** No comment. (ENG)
- Condition** By June 21, 2002, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the site plan presented to the Board, Simultaneously with the building permit application. (BLDG PERMIT: BLDG)
- Condition** By September 21, 2002, the applicant shall obtain a building permit for the proposed expansion of the existing fence with 1 foot barbed wire on the top in order to vest the variance approved pursuant to BA2002-015. (DATE: MONITORING-BLDG PERMIT)
- Condition** Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (DRC)

Result List
Board of Adjustment
03/21/2002

BA 2002-009

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-009	6.5.G.4.c Property Development Regulations: To exceed the maximum distance between the east and the west property line for the proposed structure.	37.5 Feet	51.95 Feet	14.45 Feet
	6.5.G.4.c Property Development Regulations: To exceed the maximum distance between the north and the south property line for the proposed structure.	28.75 Feet	45 Feet	16.25 Feet
	3140 Saginaw Avenue, West Palm Beach			

Approved without Conditions

Condition The development order for this particular variance shall lapse on March 21, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning

Condition No comment (ENG)

Condition By June 21, 2002, The applicant shall provide the Building Division with a copy of the Board of adjustment Result letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)

Condition By September, 2002, the applicant shall obtain a building permit for the proposed garage in order to vest the variance approved pursuant to BA2002-009. (DATE: MONITORING-BLDG PERMIT)

Condition By February 21, 2003, the applicant shall remove the canopy on the property. (DATE: MONITORING- BOFA-ZONING)

Result List
Board of Adjustment
03/21/2002

BA 2002-013

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-013	6.7.J.5.a Property Development Regulations: Front Setback	50 Feet	47 Feet	3 Feet
	6.7.J.5.a Property Development Regulations: Side Interior Setback	15 Feet	4.79 Feet	10.21 Feet
	7.3.F.2 Right-Of Way Buffer: E. Front Landscape Buffer	20 Feet	10 Feet	10 Feet
	7.3.F.2 Right-Of way Buffer: N. Side Corner Buffer	15 Feet	5 Feet	10 Feet
	7.3.F.2 Compatability Buffer: S. Side Buffers	5 Feet	4.79 Feet	.21 Feet
	7.3.G.2.d Foundation Planting: Front and side Foundation	5 Feet	0 Feet	5 Feet
	7.2.B Required Parking: 1/200 SF. 2385 No. Military Trail	21 Spaces	20 Spaces	1 Space

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on March 21, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. (DATE: MONITORING-Zoning)
- Condition** The requirement that the Base Building Line for the east side of the subject property be forty (40) feet beyond the existing right-of-way of Military Trail is hereby waived. Said Base Building Line is hereby established at the existing west right-of-way line, being also the east property line of the subject property. The requirement that the Base Building Line for the north side of the subject property be thirty (30) feet from the centerline of Diekhans Road is hereby waived. The Base Building Line is hereby established at the existing south right-of-way line, being the north property line of the subject property.
- Condition** By June 21, 2002, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
- Condition** By September 23, 2002, the applicant shall obtain a building permit for site improvements. (DATE: MONITORING-BLDG PERMIT-BA)
- Condition** The final site layout of the professional office shall be consistent with the BA Site Plan, Exhibit 9, and all BA conditions. Any modifications to the site layout shall be reviewed with Zoning BA Section prior to the changes being submitted for a building permit. (ONGOING)
- Condition** Prior to receiving building permits, the applicant shall submit a landscape plan to the Zoning BA Section consistent with all ULDC requirements and indicating the approved variances. (BLDG PERMIT: LANDSCAPE-BA).

Result List
Board of Adjustment
03/21/2002

BA 2002-011

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-011	7.3.E.11.b Landscape Standards: Existing Ficus Hedge height along entire south and west property line and 650 feet of the west property line	12 Feet	22 Feet	10 Feet

3505 Summit
Boulevard, West
Palm Beach

Posponed 30 days

Condition The development order for this particular variance shall lapse on March 21, 2003, one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. (DATE: MONITORING-Zoning)

Condition No Comments To Date

Result List
Board of Adjustment
03/21/2002

BA 2002-016

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-016	6.6.A.10 Supplementary Regulations: screen enclosures with with solid roof. 7629 Mansfield Hollow Rs, Delray Beach	10 Feet	0 Feet	10 Feet

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on March 21, 2003, one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition** Note that no portion of the proposed structure (including overhang) or fill placed above existing grade at the rear property line may encroach the abutting lake maintenance easement.
- Condition** By September 23, 2002, the applicant shall apply to the Building Division for building permit(s) for the solid roof screen enclosure. (DATE: MONITORING?BLDG PERMIT)
- Condition** By September 23, 2002, the property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, indicating the BOFA conditions of approval, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)
- Condition** The applicant shall construct the solid roof screen enclosure in accordance with the site plan, as shown on BA2002-016, Exhibit 9. (BLDG PERMIT: ZONING)
- Condition** By September 23, 2002, the applicant shall ensure the BOFA conditions are shown on the certified site plan for Pine Ridge at Delray Beach. (DATE: MONITORING BOFA-ZONING)